

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-119

ORLEANS

EAS.732

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 5030 State Highway

Historic Name: Robert R. & Jennie A. Horton store and North Eastham Post Office

Uses: Present: mixed use: commercial & residential

Original: store, post office & residence

Date of Construction: ca. 1880

Source: historic maps, deeds

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): rear expansion with consequent raising of the roof (c. 1984) one-story office bump-out (2002)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.22 acre

Setting: The subject property is located on the east side of State Highway/Rt. 6, at the southern tip of a triangular section defined by that road, Railroad Ave. and Nauset Rd. The adjoining property to the north is a mixed use commercial/ residential property. Single family residential properties lie across the highway to the west. To the south is a property with multiple houses and the Captains Quarters Motel.

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EASTHAM

5030 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

This wood frame building was likely both a store and a residence and/or lodging house when first constructed. The two-story main block has a gable roof, which may have extended down to the first floor in the rear to create a saltbox form when first constructed. The three bays of the second story on the front facade suggest that this building had a three-bay center-entrance first story. A one-and-one-half-story right (south) side ell would have been a service/kitchen wing with garret above, and a rear lean-to would have established the extent of today's footprint. The building has been fairly drastically renovated to serve the current uses of convenience store, deli, and two-bedroom apartment.¹ One of the early additions, for which there are no building permits available, must have been the lavatory tower on the left (north side). That provided for an enclosed stairway to the basement, and indoor plumbing for a first floor lavatory to serve the store and full-sized bathroom above on the second floor. Another early addition was probably the extension off the right (south) side ell, which is not as deep as the original, along with a shed-roofed front porch supported by four plain wood posts. Elevational drawings dated December 5, 1984, (see below) generally reflect the current appearance of this building. An addition to the rear (east) side of the main block required a new roof, and is evident because of its lower pitch than that of the front portion. An exterior emergency stairway to the second floor apartment was evidently also a part of the 1984 remodeling. Notes on the floor plan indicate that the shed roof over the front porch was to be cut back about 24 inches. (The concrete stoop below the current porch shows evidence of it having been a bit deeper in the past.) A handicapped access ramp of concrete up to the store entrance stoop has been installed. A small one-story addition for an office was granted a building permit in 2002.² It is located immediately behind (east of) the two-story bathroom tower on the north side and has a shed roof. All the windows and doors have been replaced and/or altered—such as the oriel/bay window in the center of the first floor front facade and the Roman-arched window on the right side. Any brick chimney that was original to the building or an early addition has been removed. The building is clad with weathered wood clapboard siding. A plastic-faced sign projects from the front of the building at the second floor level, identifying the store as “Nauset Market.”

A paved driveway and parking areas surround the building and almost completely covers the open area such that there is little opportunity for plantings. Despite this there are several mature deciduous trees close to the building, including only the dead remnants of one in front of the store.

HISTORICAL NARRATIVE

The building at 5030 State Highway has served as variously as a store, a post office, and a residence. The North Eastham Post Office was here, though perhaps intermittently, from roughly 1884 through at least 1929. The building occupies land owned for many years by the Horton family of Eastham. In 1884, Louise Doane Horton, the second wife and widow of Isaiah Holbrook Horton Sr. (1814-74), deeded three acres on the east side of State Highway in North Eastham, with its house and outbuildings,³ to Jennie Atwood Landerkin Horton (1861-1933), who had just married Louise Horton's son Robert Ripley Horton (1856-1917).³ Robert R. Horton had been the North Eastham railroad station agent since 1877, and in 1882 he became its postmaster, assuming a position earlier held by a cousin, Abraham Horton (1808-84). Abraham ran the boardinghouse known as the Nauset House just south of this building and kept the post office there until Robert Horton's appointment as postmaster. The 1900 census lists Robert R. Horton in a location on State Highway with his wife and four children—Robert Elwood (b. 1885), Carroll W. (b. 1886), Edwin Weston (b. 1888) and Philip Smith (b. 1892). The 1910 census shows the family in Eastham, but at some point between 1910 and 1917 the Robert R. Horton family moved to South Easton, where he worked as the railroad station agent in Easton Center and as an agent for Adams Express Company. Tax records for 1902 show Robert Horton as owning a house (probably 5050 State Highway) valued at \$1000 and “Excelsior Hall,” which was probably this building, also valued at \$1000. In any event they probably rented out 5030 State Highway, possibly to Obed W. Horton (1864-1933), her husband's half-brother, whose name is labeled on the 1905 Eastham map in this vicinity.

In 1917 Robert R. Horton died in Easton and by March 1919 his widow Jennie had married shore fisherman Charles E. Lee, a Dennis native who had been living in North Eastham since about 1880. In March 1919 Jennie A. Lee sold the three-acre parcel with its buildings to Obed W. Horton.⁴ Obed Witherell Horton married Carrie M. Smith of Dennis in Wellfleet in 1885. By 1900 he was working as a streetcar motorman in Brockton and sharing rented quarters with a male boarder; his wife had probably been hospitalized at that time as she died at the Massachusetts General Hospital in August 1902. Obed Horton returned to Cape Cod and began to farm and in 1905 he remarried—Helen M. Barrows, a native of West Bridgewater. He was shown as an Eastham resident at the time of his second marriage, but in 1920 the couple is listed in Wellfleet, where Obed worked as a quahog and clam fisherman. By 1929 he and his wife had returned to North Eastham; the directory shows him as the postmaster and proprietor of a general store on King's Highway in North Eastham in that year. The 1930 census shows Obed as

¹ Town of Eastham Assessor's notes on use of building.

² Town of Eastham records: building permit for “office addition” is dated Dec. 4, 2002. The plans submitted however are somewhat different than what actually got built—the office protrudes beyond the side of the bathroom tower to the north.

³ Louise Horton to Jennie A. Horton, 5 September 1884, Barnstable County Registry of Deeds (hereafter cited as BCD) 161:156.

⁴ Jennie A. Lee to Obed W. Horton, 24 March 1919, BCD 361:180.

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EASTHAM

5030 STATE HIGHWAY

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a store proprietor and his wife Helen as a post office clerk. Living with them in 1930 was a granddaughter, Florence Whiddon, and a sister of either Obed or his wife named Mary J. Bisemore.

Tax records for 1931 lists Obed Horton with a house (5050 State Highway) valued at \$1500, a store (5030 State Highway) valued at \$575, poultry and asparagus houses, a barn, and a horse on his one-acre homestead lot. He also owned substantial acreage in various parcels, two other houses, a pool room, a lunch room, and the site of "Horton Hall," space on an upper floor of an unidentified Horton family barn in North Eastham where dances were sometimes held.⁵

Obed W. Horton died in 1933, and his heirs owned the house and store on its three-acre homestead lot through 1937. In 1939 his widow Helen M. Horton sold 5030 and 5050 State Highway on a one-acre lot to Albert W. and Susie Sturtevant of Danvers. Sturtevant was a chemist at General Electric Company's plant in Lynn. He and his wife owned the property for four years. In 1943, when they sold it to Mary J. and Augustine F. Baumgarten, the deed specified that the sale included the lot and the store building. Baumgarten was a mason living in Lynn in 1910 and by 1942 was working for Glenwood Range. Tax records for 1947 show him with one-third of an acre, a store valued at \$1500, and two gas tanks valued at \$400.⁶ In that year Mary J. Baumgarten, by then widowed, sold 5030 State Highway to Harry and Doris G. Pinkos of Chelsea.⁷ Born in 1894, Pinkos immigrated with his mother and siblings to the United States from Russia in 1897; his father, Cambridge junk dealer Eli Pinkos, had come to this country in 1895. By 1920 Harry Pinkos was working as a meat cutter in a Cambridge market. Eastham tax records for 1954 show him with the third-acre parcel, store, and two gas tanks Baumgarten had owned in 1947.

The Pinkoses owned 5030 State Highway until 1964, when they sold it to Ernest Summerbell; his family owned the property for five years. It then changed hands fairly often, and current owners Charles F. and Dianne C. Nolan bought it in 2005.⁸

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MAPS

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SUPPLEMENTARY IMAGES

⁵ Alice A. Lowe, comp., *Nauset on Cape Cod: A History of Eastham* (Eastham: Eastham Historical Society 1968), 41.

⁶ Helen M. Horton to Albert W. and Susie W. Sturtevant, 5 July 1939, BCD 554:410; Sturtevants to Mary J. and Augustine F. Baumgarten, 21 July 1943, BCD 604:289.

⁷ Mary J. Baumgarten to Harry and Doris G. Pinkos, 1 February 1947, BCD 665:157.

⁸ Harry Pinkos to Ernest Summerbell, 8 August 1964, BCD 1245:5; David J. Lapierre, trustee ALA Realty Trust, to Charles F. and Dianne C. Nolan, 25 February 2005, BCD 19562:1. See "Plan of Land in Eastham, Made for Philip T. Hesse," 23 September 1984, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 573:12.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

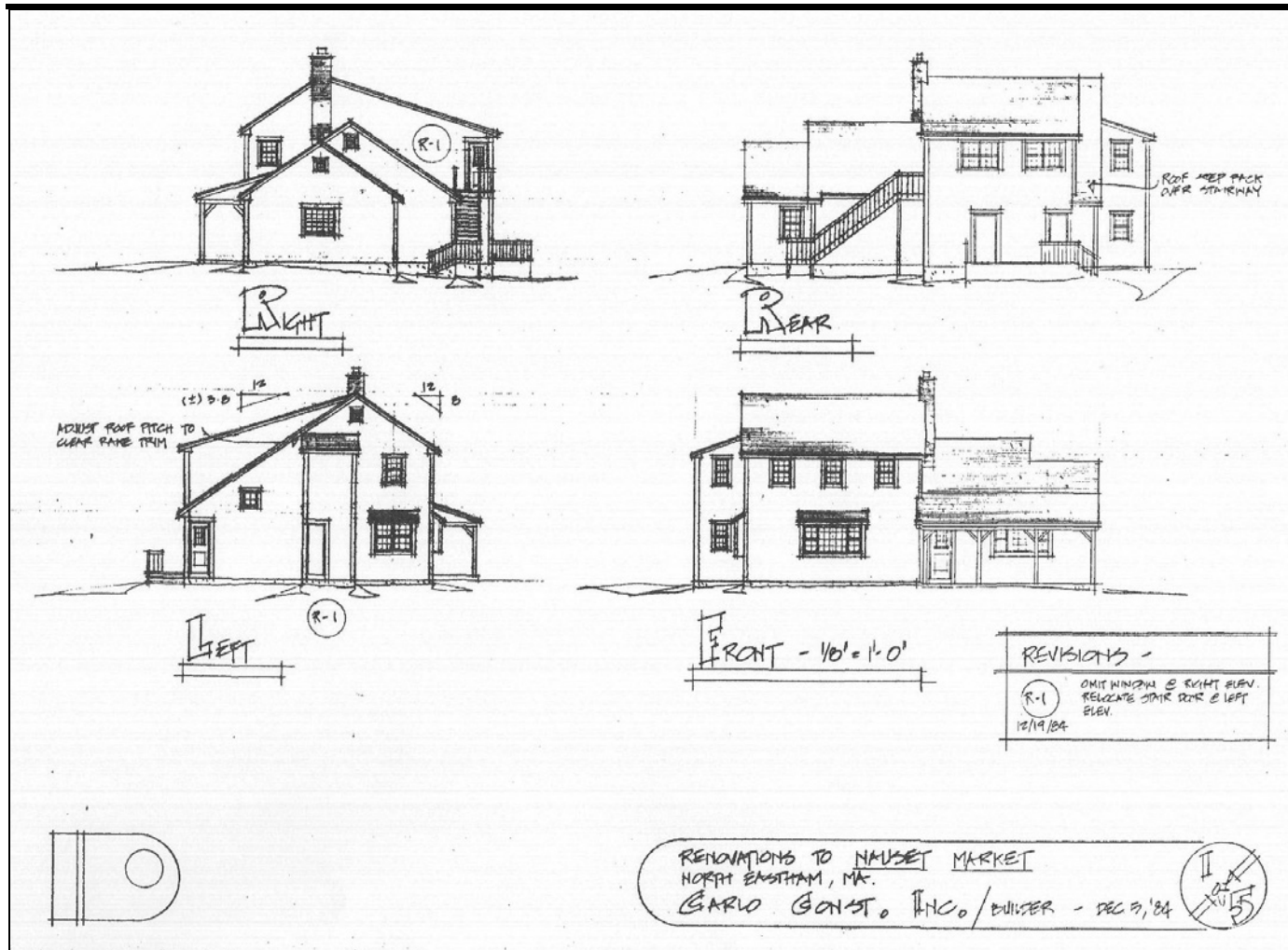
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Elevations of planned renovation/additions dated Dec. 5, 1984.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from northwest.



View from southwest.



View from south.



View from southeast.